



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

2/19/2015

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications will be reviewed:

1 17 SOUTH APARTMENTS

SITE PLAN

Project Classification: MAJOR DEVELOPMENT
Address: MARGINAL ROAD
Location: WEST ASHLEY
TMS#: 3070500013
Acres: 9.45
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 220 units
Zoning: GB

☒ new BP approval tracking

City Project ID #: 150212-MarginalRd-1
City Project ID Name: TRC_SP:17SouthApartments

Submittal Review #: COURTESY
Board Approval Required: BZA-SD

Owner: PELLA REALITY
Applicant: FRONT STREET DESIGN & CONSULTING 843-588-5021
Contact: ANDY SMITH andy@cyccompanies.com

Misc notes: Site plan for a 220 unit apartment development and associated improvements.

RESULTS:

2 864 FOLLY ROAD

SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT
Address: 864 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 4250800001
Acres: 0.7
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB

☒ new BP approval tracking

City Project ID #: 150212-846FollyRd-1
City Project ID Name: TRC_SP:864FollyRoadRetail

Submittal Review #: COURTESY
Board Approval Required: DRB

Owner: GRAMBLING BROTHERS REAL ESTATE & DEVELOPMENT
Applicant: THOMAS & HUTTON ENGINEERING 843-725-5229
Contact: TONY M. WOODY woody.t@thomasandhutton.com

Misc notes: Site plans for a furniture/retail store and associated improvements.

RESULTS:

3 CAINHOY ENTRANCE ROAD, PHASE 2 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRYROAD
Location: CAINHOY
TMS#: 2620000008
Acres: 27.5
Lots (for subdiv): 9
Units (multi-fam./Concept Plans): -
Zoning: PUD (CAINHOY LAND & TIMBER)

☒ new BP approval tracking

City Project ID #: 150209-Clements FerryRd-1
City Project ID Name: TRC_PP:CainhoyEntranceRdPhs2[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV
Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER
Applicant: THOMAS & HUTTON ENGINEERING 843-725-5269
Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

Misc notes: Preliminary plat for phase 2 of the new entrance road.

RESULTS:

4 CAINHOY ENTRANCE ROAD, PHASE 2 (ROADS)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRYROAD

Location: CAINHOY

TMS#: 2620000008

Acres: 27.5

Lots (for subdiv): 9

Units (multi-fam./Concept Plans): -

Zoning: PUD (CAINHOY LAND & TIMBERO

Misc notes: Road construction plans for phase 2 of a new entrance road.

RESULTS:☒ new BP approval tracking

City Project ID #: 150209-Clements FerryRd-2

City Project ID Name: TRC_PP:CainhoEntranceRdPhs2[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER

Applicant: THOMAS & HUTTON ENGINEERING

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

5 THE OAKS AT ST. JOHNS CROSSING (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: 1566 RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000082

Acres: 22.062

Lots (for subdiv): 90

Units (multi-fam./Concept Plans): 90

Zoning: SR-1 (ND)

Misc notes: Preliminary Plat for a 90 single-family lot Neighborhood District subdivision (contiguous to existing ND subdivision).

RESULTS:☒ new BP approval tracking

City Project ID #: 150209-RiverRd-1

City Project ID Name: TRC_PP:TheOaksAtSaintJohnsCrossing[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: SUP RIVER ROAD, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: JASON MUNDAY

jmunday@seamonwhiteside.com

6 THE OAKS AT ST. JOHNS CROSSING (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: 1566 RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000082

Acres: 22.062

Lots (for subdiv): 90

Units (multi-fam./Concept Plans): 90

Zoning: SR-1 (ND)

Misc notes: Road construction plans for a 90 single-family lot Neighborhood District subdivision (contiguous to existing ND subdivision).

RESULTS:☒ new BP approval tracking

City Project ID #: 150209-RiverRd-2

City Project ID Name: TRC_PP:TheOaksAtSaintJohnsCrossing[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: SUP RIVER ROAD, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: JASON MUNDAY

jmunday@seamonwhiteside.com

7 PORTER-GAUD/O'QUINN SCHOOL SPORTS FIELDS**SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 1567 HARBOR VIEW ROAD

Location: JAMES ISLAND

TMS#: 4241000042-044 & 062

Acres: 5.69

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: CT & GO

Misc notes: Site plans for sports field improvements including parking.

RESULTS:☒ new BP approval tracking

City Project ID #: 141028-Harbor ViewRd-1

City Project ID Name: TRC_SP:Porter-Gaud/O'QuinnSchoolSportsFields

Submittal Review #: PRELIMINARY

Board Approval Required: DRB

Owner: PORTER-GAUD SCHOOL

Applicant: HLA, INC.

843-763-1166

Contact: KEVIN VOLLNOGLE

kvollnogle@hlainc.com

8 GRAND TERRACE AT GRAND OAKS

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: PROXIMITY DRIVE

Location: WEST ASHLEY

TMS#: 3010000692

Acres: 36.294

Lots (for subdiv): 85

Units (multi-fam./Concept Plans): 85

Zoning: PUD, BEES LANDING, R-9

Misc notes: Preliminary plat for a single-family attached residential phase in Grand Oaks.

RESULTS:

☒ new BP approval tracking

City Project ID #: 150209-ProximityDr-1

City Project ID Name: TRC_PP:GrandTerraceAtGrandOaks

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: GRAND BEES DEVELOPMENT, LLC

Applicant: HLA, INC.

Contact: RICHARD LACEY

843-763-1166

rlacey@hlainc.com

9 OAK BLUFF (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2630002003, 2690000001, 002 & 027

Acres: 12.06

Lots (for subdiv): 33

Units (multi-fam./Concept Plans): 33

Zoning: SR-1, RR-1

Misc notes: Preliminary plat for a 33 lot phase in the Oak Bluff cluster development.

RESULTS:

☒ new BP approval tracking

City Project ID #: 141126-1229Clements FerryRd-1

City Project ID Name: TRC_PP:OakBluff[Plat]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: PC

Owner: SUP REAL ESTATE, INC.

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

Contact: LES PHILLIPS

843-884-1667

lphillips@seamonwhiteside.com

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division.

Individuals with questions concerning the above items should contact Mandi Herring, Senior Zoning Planner, in the Department of Planning, Preservation and Sustainability at (843) 720-1994. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.